



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Red Town

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: 2018 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent.

FILE NUMBER(S): 18-103926 AC to amend the map designation on 1.56 acres of property at 16425 SE Cougar Mountain Way from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR).

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklists and information filed with the Land Use Division. This information is available to the public on request.

- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☒ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on 10/18/18.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project), or if the DNS was procured by misrepresentation or lack of material disclosure.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.

EJD For CAROL HELLAND
Environmental Coordinator

10/4/18
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
U.S. Army Corps of Engineers
Attorney General

King County
Muckleshoot Indian Tribe

2018 Annual Final Review Comprehensive Plan Amendment Recommendation
Site-Specific Amendment

Red Town

Staff recommends approving this proposed amendment because the application satisfies Land Use Code decision criteria for Final Review of a privately initiated Comprehensive Plan Amendment (LUC 20.30I.150); amending the map designation on 1.56 acres of the Newcastle Subarea map from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) for property known as Red Town.

Application Number: 18-103926 AC

Proposal: SF-M to SF-UR

Subarea: Newcastle

Original Addresses: 16425 SE Cougar Mountain Way

Applicant: Bliss

Final Review is the second step in Bellevue's two-part plan amendment review process. It evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment work program. Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance.

PROPOSAL

This proposed plan amendment would amend 1.56 acres of the Newcastle Subarea map from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) at 16425 SE Cougar Mountain Way. The site is developed with a single-family home.

Work Program

The City Council on July 23, 2018 accepted the Planning Commission's Threshold Review recommendation to advance the Red Town application. The Planning Commission found for all the decision criteria, and in particular that the proposed amendment addressed significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended (LUC 20.30I.140.E).



Lakemont-area neighborhoods have been built out at densities that have effectively supported the parks, critical areas preservation, streets and transit infrastructure intended for these urban development levels. When appropriate density is implemented on surrounding sites it is a significantly changed condition for the Red Town site, where the question of appropriate density has never been asked.

OVERVIEW OF STAFF RECOMMENDATION

This proposal satisfies the Final Review Decision Criteria for a Comprehensive Plan Amendment:

- ✓ The proposed amendment is **consistent with the Comprehensive Plan** because it *balances growth in specific areas while maintaining the environment and assuring the health and vitality of established neighborhoods* ([Land Use Vision p.4](#) and [Land Use Strategies p. 41](#));

- √ The proposed amendment **addresses the interests and changed needs of the entire city** because *larger issues of appropriate density in the Newcastle Subarea were largely resolved after annexation and subsequent build out. These issues remain for overlooked pocket areas such as the Red Town site, and it is appropriate to address the interests and changed needs of the entire city in this manner.*
- √ The proposed amendment **addresses significantly changed conditions (since the last time the pertinent CP map or text was amended)** *Lakemont-area neighborhoods have been built out at densities that have effectively supported the parks, streets and transit infrastructure intended for these levels of urban development. Policy focuses on this relationship between density and infrastructure. When it is implemented on surrounding sites, it is a significantly changed condition for the Red Town site. The site is essentially overlooked, with land at a potential density that cannot take advantage of this relationship;*
- √ The subject property **could be suitably developed** under the potential zoning classifications because *if redevelopment of the Red Town site were able to realize the SF-UR land use pattern, addressing configuration, access, and potential critical areas issues, then an appropriate and consistent designation would be established. It is reasonable to presume the site's boundary configuration—caused in part by surrounding development—would provide a more flexible framework for the smaller minimum lot size required by a Single Family – Urban Residential designation.*
- √ The proposed amendment **demonstrates a public benefit** because *it calls out the relationship between infrastructure and density in an efficient manner. The proposal enhances the public health, safety and welfare of the city by allowing a land use designation that addresses the pattern of appropriate urban zoning in this area.*

BACKGROUND

Most of the Newcastle Subarea neighborhoods in Bellevue were originally subdivided under King County jurisdiction. The subarea planning work of the city and community in this area in the 80's and 90's was to annex and then confirm appropriate levels of urban development focusing density in villages, including detached single-family densities, a commercial center, and focused multifamily areas (Lakemont Land Use Studies I and II.)

During these studies, the city brought a newly-developed tool into play in the form of Single-Family Urban Residential (SF-UR). While still a detached unit density, SF-UR is realized at 7.5 units per acre so that land development could be efficiently realized while retaining unique wetland, slope and open areas in the Newcastle Subarea landscape. SF-UR together with the planned unit development (PUD) created a hybridized tool to appropriately realize urban development in the subarea. The Albright PUD and Cougar Ridge West are examples of different ways of applying this hybrid.



FINAL REVIEW DECISION CRITERIA

The Final Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.150. A proposal must meet all of the criteria to be recommended for approval. Based on the criteria, Department of Community Development staff recommends **approval** of the proposed amendment:

| Final Review Decision Criteria | Meets/Does Not Meet |
|---|---------------------|
| A – Obvious technical error | N/A |
| B1 – Consistent with Plan and other plans and law | Meets |
| B2 – Addresses interests and changed needs of entire city | Meets |
| B3 – Addresses significantly changed conditions | Meets |
| B4 – Could be suitably developed | Meets |
| B5 – Demonstrates a public benefit | Meets |

This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act (GMA) and other applicable law; and

The proposed amendment is consistent with such plans, goals, and policies of the city and of the CPP, the GMA, and other applicable law because it balances growth in specific areas while maintaining the environment and assuring the health and vitality of established neighborhoods.

The question of appropriate density on such site is addressed through Comprehensive Plan land use strategies that ensure that redevelopment fits into neighborhoods, with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment. The proposed amendment's solution is consistent with current general policies in the Comp Plan for site-specific amendment proposals:

- **Adaptability (Neighborhoods Element):** *Bellevue is a growing, international, world-class city. Bellevue's neighborhoods reflect its past, present and future. Bellevue's neighborhoods are not static. They are dynamic communities that will continue to adapt and change while seeking to preserve what residents' value most. They will grow with new schools, businesses, parks and amenities. They will reflect the market forces that respond to the changing needs and external pressures that impact their community.*
- **The Land Use Element** *is the framework for policies which maintain and strengthen the vitality, quality and character of existing neighborhoods, as specifically called for in Land Use Element Goal 2.*
- *To accomplish GMA goals and meet Bellevue's housing needs, the **Housing Element** Overview of the GMA notes that Bellevue must protect the existing housing in both single family and*

multifamily neighborhoods while pursuing opportunities to increase the supply and diversity of housing.

- *The following policies address these framework Land Use and Housing Element goals for the Newcastle Subarea:*
 - **S-NC-10.** *Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.*
 - **S-NC-11.** *Promote infill development at a density consistent with the existing character of established neighborhoods.*

Growth Management Act

The proposal is consistent with GMA planning goals encouraging urban growth where adequate public facilities and services exist or can be provided in an efficient manner in specific areas, and by ensuring that those public facilities and services necessary to support development are adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below Bellevue standards.

Countywide Planning Policies

The proposed amendment is consistent with Countywide Planning Policies for:

EN-1: *Incorporate environmental protection and restoration efforts into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality are sustained now and for future generations.*

DP-2: *Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.*

DP-39 *Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.*

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city because the larger issues of appropriate density in the Newcastle Subarea were largely resolved after annexation and subsequent build out. These issues remain for overlooked pocket areas such as the Red Town site, and it is appropriate to address the interests and changed needs of the entire city in this manner.

- B3. The proposal addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of “Significantly Changed Conditions:” whole.**

***Significantly changed conditions.** Demonstrating evidence of change such as 1) unanticipated consequences of an adopted policy, or 2) changed conditions on the subject property or its surrounding area, or 3) changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and*

The proposal has demonstrated changed conditions on the subject property or its surrounding area where such change has implications that need to be addressed for the Plan to function as an integrated whole.

Lakemont-area neighborhoods have been built out at densities that have effectively supported the parks, streets and transit infrastructure intended for these levels of urban development. Policy focuses on this relationship between density and infrastructure. When it is implemented on surrounding sites, it is a significantly changed condition for the Red Town site. The site is essentially overlooked, with land at a potential density that cannot take advantage of this relationship.

The Eastgate Office Park amendment (Ordinance No. 6393, Office to Office Limited Business 15325 SE 30th, et al) is a previous example of appropriate density balancing in the area after a site has been previously overlooked; in this case it was the Eastgate Land Use and Transportation Study. Asking the question of appropriate density of all similar property is an exercise that must remain consistently implemented.

- B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and**

The subject property could be suitably developed under general conformance with adjacent land use and the surrounding development pattern. The site is located near the southwest intersection of SE Cougar Mountain Way and 166th Ave SE. It is surrounded by properties developed at various residential densities using planned unit developments (PUD) and with retained open and critical areas spaces. This has left the Red Town site somewhat awkwardly configured to develop it at its current R-3.5 density because of the minimum lot size required by that zone.

If redevelopment of the Red Town site were able to realize the SF-UR land use pattern, addressing configuration, access, and potential critical areas issues, then an appropriate and consistent designation would be established. It is reasonable to presume the site’s boundary configuration—caused in part by surrounding development—would provide a more flexible framework for the smaller minimum lot size required by a Single Family – Urban Residential designation.

The difference in Red Town development capacity is 5-6 housing units at R-3.5 density versus 10-11 housing units at R-7.5 density. The additional trips estimated from the net increase of dwelling units would be mitigated with Traffic Standards Code compliance.

The Utilities Department reviewed the proposed amendment for water, sewer and drainage capacity concerns, concluding that no impacts are expected to water supply; to waste water management, and that no impacts are expected to surface water drainage. Project related impacts would be mitigated at the time of development.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposed amendment demonstrates a public benefit because it calls out the relationship between infrastructure and density in an efficient manner. The proposal enhances the public health, safety and welfare of the city by allowing a land use designation that addresses the pattern of appropriate urban zoning in this area, reasonably consistent with the surrounding land uses, consistent with other plan amendment decisions in the area.

STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on October 4, 2018.

PUBLIC NOTICE AND COMMENT

The 2018 annual proposed amendments were introduced to the Planning Commission with a January 24 “Comprehensive Plan Amendment Overview” study session; a March 14 “Introductory and statutory process review” study session; and an April 25 study session examining the potential expansion of geographic scope of each of the privately-initiated applications.

The Red Town application was introduced to the Commission during an April 25, 2018, study session. Notice of the Application was published in the Weekly Permit Bulletin on February 22, 2018 and mailed and posted as required by LUC 20.35.420. Notice of the June 13, 2018, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 24, 2018, and included notice sent to parties of interest. Notice of the October 24, 2018, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on October 4, 2018, and included notice sent to parties of interest. Owners and residents within the 500-foot noticing perimeter of the site receive official notice, as did people signed up to receive such notices.

Some public comments have been submitted on this application to date (September 27). The owner of a larger lot south of the proposed amendment site has encouraged the city to be aware of her lot and its configuration. Other public comment has expressed interest in the purpose and intent of the proposal without advocating for or against the proposed amendment.

Effective community engagement, outreach, and public comments

Applicants, residents, and communities are engaging across a variety of media in proactive public participation during the 2018 annual review process. The city’s early and continuous community engagement includes tools and occasions to provide and respond to public information and engagement.

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in

their original form to the Planning Commission as attachments to staff report recommendations. They are posted on the web site.

ATTACHMENTS

1. Site map
2. Application materials
3. Public Comments





Red Town CPA

Scale 1:1,607

0 134 268 Feet

DOCUMENT ROUTING FORM

Routed On: 01/31/2018
Prepared by: JSTAMS

Folder: 18 103926 AC

Target Date: 05/31/2018

Folder Name: Red Town Comprehensive Plan Amendment

Site Address: 16425 SE Cougar Mountain Way

Folder Type: Comprehensive Plan Amendment

Sub Type: Private

Work Proposed: Site Specific

Description: Comprehensive Plan Amendment from sf-m to sf-ur

Quick Review?:

Project Contact: Shawn M Bliss

Phone: (206) 910-9680

Subject: Application Intake Process

Materials Routed:

Routed On: 01/31/2018

| | |
|-----|-----------------|
| XXX | Land Use |
| XXX | Utilities |
| XXX | Transportation |
| XXX | Policy Planning |



Department of Planning & Community Development
425-452-6800 www.bellevuewa.gov

Application for
COMPREHENSIVE PLAN AMENDMENT

| | | |
|------------------------------------|---------------------------|--------------------------------------|
| CPA YEAR 2018 APPLICATION DATE: | TECH INITIALS <u>B</u> | AMANDA PROJECT FILE: 18 103926 AC |
|------------------------------------|---------------------------|--------------------------------------|

1. Project name Red Town Comprehensive Plan Amendment
2. Applicant name Shawn Bliss Agent name N/A
3. Applicant address PO Box 40010 Bellevue, WA 98015
4. Applicant telephone (206) 910-9680 fax () e-mail smbliiss@msn.com
5. Agent telephone () fax () e-mail

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal ☒ (Go to Block 1)
This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal ☐ (Go to Block 2)

BLOCK 1

Property address and/or 10-digit King County parcel number 252 405 919 4

Proposed amendment to change the map designation from existing 3.5 to proposed 7.5

Site area (in acres or square feet) 67,852

Subarea name

Last date the Comprehensive Plan designation was considered 11/20/03

Current land use district (zoning) SF-M

Is this a concurrent rezone application? ☒ Yes ☐ No Proposed land use district designation SF-UR

Go to **BLOCK 3**

Community Council: ☐ N/A ☐ East Bellevue

BLOCK 2

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered / /

Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attached

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See attached

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezoning Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

A proposed rezone would be reviewed for consistency with the Comprehensive Plan amendment, and the rezoning criteria per LUC 20.30A.140

I have read the Comprehensive Plan and Procedures Guide ☒

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant

[Signature]

Date

1-31-18

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature

[Signature]
(Owner or Owner's Agent)

Date

1-31-18

Red Town Comprehensive Plan Amendment

Block 3

The amendment is being proposed to increase the density to R-7.5, as well as, providing necessary housing in this tight housing market. With an increased housing supply, theoretically housing prices would be reduced with an increased supply.

The configuration of the lot limits the current R-3.5 zoning to be met. The proposal is consistent with the adjacent development (Albright PUD), which although is R-3.5, it has been developed at the R-7.5 criteria for minimum lot size of 4,700 sq. ft. (22 lots with one lot of 4,674 sq. ft). Additionally, the Cougar Ridge West development adjacent to the west property line has a zoning of 7.5 as well as the parcel south of the Albright Subdivision.

The proposal meets the Vision of the Comprehensive Plan which calls for diverse and vibrant neighborhoods. Access to Cougar Mountain Regional Park is less than ¼ mile away for recreational activities.

The proposal meets the Vision of the Newcastle Subarea by ultimately providing the highest quality of residential development (Note: The lots will be of a market rate to create high quality development).

The property is within a 17 minute walk to a bus stop, thus potentially reducing carbon emissions.

The Proposal is consistent with current Comprehensive Plan policies, including the following:

Policy S-NC-11 states: "Promote infill development at a density consistent with the existing character of established neighborhoods character of adjacent established neighborhoods.

Figure S-NC-3 Master Plan Development Overlay Districts of the Newcastle Subarea Plan shows that the parcel is in the potential village overlay area.

POLICY S-NC-119. Encourage village centers that are compact and concentrated.

POLICY S-NC-120. Retain a sense of compactness throughout the life of the village center by limiting development to vacant pads adjacent to or abutting developed areas.

POLICY S-NC-114. Require multifamily housing outside of village centers to develop in clusters compatible in scale with surrounding lower density single-family areas.

POLICY S-NC-115. Limit development outside village centers to single-family and low-density multifamily housing.

POLICY S-NC-76. Encourage high density housing in and adjacent to the village centers, in areas with high view amenities and solar access, and adjacent to community open space and public transit facilities.

Block 4a

The proposal is consistent with the Threshold Review Decision Criteria in LUC 20.30I.140, as follows:

- A. *The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan;*

The Proposal is a site-specific Comprehensive Plan amendment to the Newcastle Subarea. The Proposal is most appropriately addressed through the Comprehensive Plan update.

- B. *The proposal amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d;*

The proposal complies with the three-year limitation. The most recent change to the Comprehensive Plan for this location was in 2003.

- C. *The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council;*

The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council.

- D. *The Proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program;*

There does not appear to be any reason that the proposed amendment cannot be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program.

- E. *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended.*

Revisions to the Washington State Growth Management act were approved 7/24/05 two years after the most recent Comprehensive Plan Amendment. Significant changes made were adding the following wording:

RCW 36.70A.070(1):

"Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity."

And

RCW 79A.05.030:

"(9) Within allowable resources, maintain policies that increase the number of people who have access to free or low-cost recreational opportunities for physical activity, including noncompetitive physical activity."

By increasing housing potential with this proposed amendment, more people would have access to the extensive trail system within the 3,100 acres that make up Cougar Mountain Regional Park.

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics;*

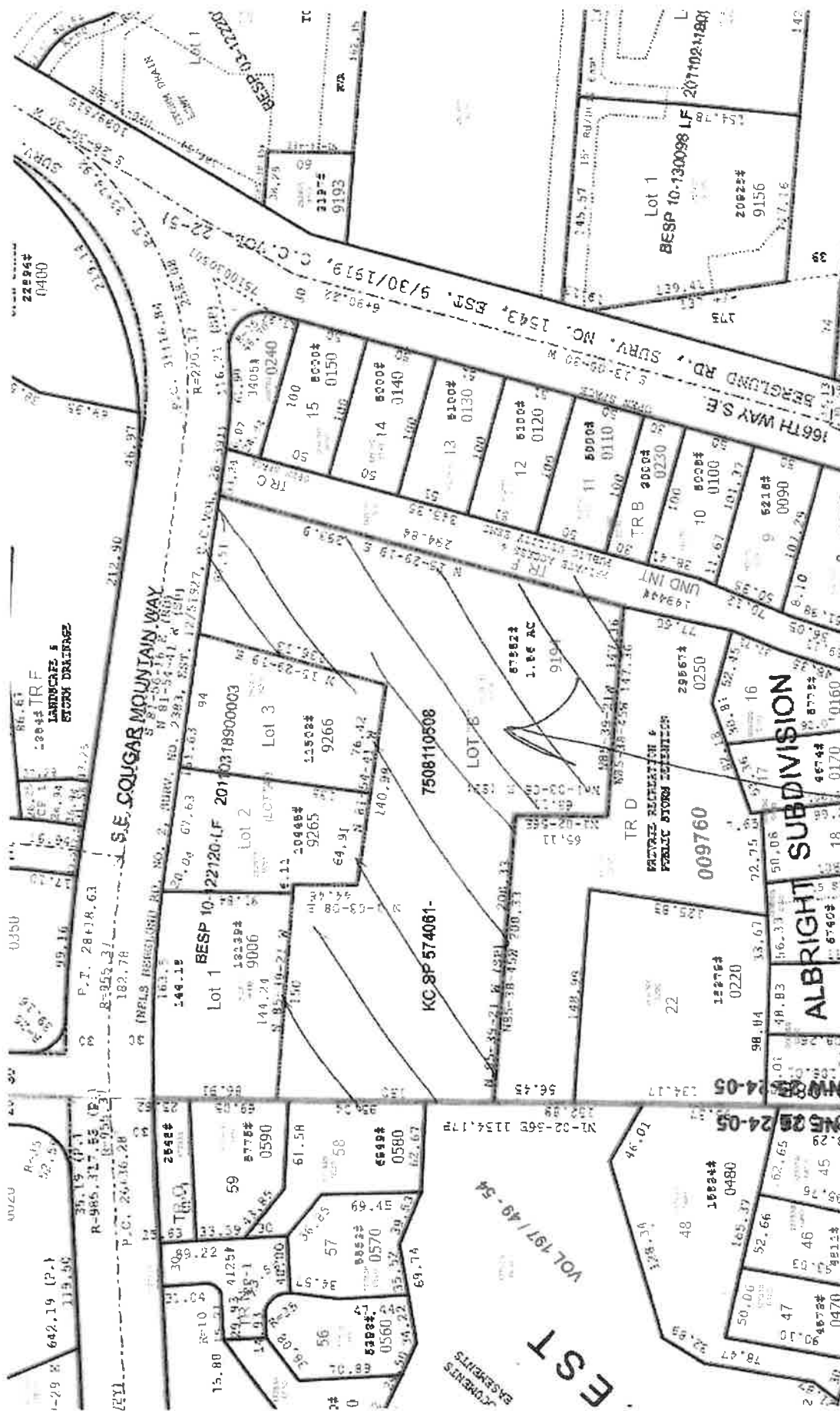
There is no expansion of the geographic scope for this proposed amendment.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code;*

As a site-specific amendment, the Proposal is consistent with the Growth Management Act, particularly the urban Growth, Reduce Sprawl, Economic Development, Recreation, Property Rights, Environment and Public Participation planning goals.

- H. State law requires, or a decision of a court or administrative agency has directed such a change.*

N/A



ARCEL

Red Town 18-103926 AC public comments September 7, 2018

Matz, Nicholas

From: Nicol Conroy-Lane <nicol_conroylane@hotmail.com>
Sent: Friday, September 07, 2018 12:18
To: Matz, Nicholas
Subject: Re: September 12 Planning Commission begins Final Review of 2018 proposed Comprehensive Plan Amendments: City Dacha LLC, Bellevue Nursery, Red Town

Also - our lot, which is part of the Albright community is 21k square foot, I do not believe this is currently included (I informed you of this last time we spoke) in the average lot size calculation.

Nicol

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Friday, September 7, 2018 9:13 AM
To: Matz, Nicholas
Cc: Cullen, Terry
Subject: September 12 Planning Commission begins Final Review of 2018 proposed Comprehensive Plan Amendments: City Dacha LLC, Bellevue Nursery, Red Town

All-

The Planning Commission begins its fall Final Review of the 2018 Comprehensive Plan amendments this next Wednesday, September 12. Please see the Commission [web site](#) for agenda and materials.

On July 23 the City Council reviewed the Planning Commission's recommendations for the 2018 Comprehensive Plan Amendments (CPA) work program. The council unanimously agreed to move three proposals to Final Review: City Dacha LLC in Wilburton, Bellevue Nursey in Southwest Bellevue, and Red Town in Cougar Mountain.

The Comprehensive Plan is the city's foundational policy document, which helps guide growth and development. Under the Growth Management Act, plans can only be amended once a year so that the cumulative effect of any changes can be considered. As part of this process, Bellevue works on private and city-initiated proposals.

The September 12 Planning Commission Study Session is held largely between staff and commissioners; it is not a public hearing. There are opportunities for oral communications and of course, you are encouraged to be present at the meeting. Please contact me with questions or issues.

Nicholas Matz AICP
Senior Planner
425 452-5371



Please be aware that email communication with City staff is a public record and is subject to disclosure upon request.

Matz, Nicholas

From: Nicol Conroy-Lane <nicol_conroylane@hotmail.com>
Sent: Friday, September 07, 2018 9:41
To: Matz, Nicholas
Subject: Re: September 12 Planning Commission begins Final Review of 2018 proposed Comprehensive Plan Amendments: City Dacha LLC, Bellevue Nursery, Red Town

Hi Nicholas,
How do I find out what the outcome was for the Cougar Mtn property, I am finding it quite difficult to figure this out,
Thank you

Regards,
Nicol

Sent from my iPhone

On Sep 7, 2018, at 9:13 AM, Matz, Nicholas <NMatz@bellevuewa.gov> wrote:

All-

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Nicholas Matz AICP
Senior Planner
425 452-5371
<image001.png>

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